

CITY OF ALAMO HEIGHTS
CITY COUNCIL
June 22, 2009

A special meeting/work session of the City Council of the City of Alamo Heights, Texas was held at the Council Chambers, 6120 Broadway, at 8:30 a.m. on Monday, June 22, 2009.

Present and composing a quorum were:

Mayor Louis Cooper
Mayor Pro-Tempore Bill Kiel
Councilman Stan McCormick
Councilman Bobby Rosenthal
Councilwoman Jill Souter
Councilwoman Susan Harwell

Also attending were:

City Manager Rebecca Waldman
Assistant City Manager/Public Works Director Shawn P. Eddy
Finance Director Cynthia Barr
Community Development Director Ann McGlone
Human Resource Manager/Deputy City Secretary Judith E. Surratt
City Secretary Jennifer Reyna
Fire Chief Bill Hagendorf
Assistant Fire Chief Buddy Kuhn
Police Chief Rick Pruitt

Absent were:

City Attorney Mike Brenan
Assistant to City Manager/Information Technology Manager Marian Ramirez

Also present were:

Bob Harris, Architect, Lake/Flato Architects
Brantley Hightower, Architect, Lake/Flato Architects

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Mayor Louis Cooper opened the meeting at 8:35 a.m.

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Architects Bob Harris and Brantley Hightower with Lake/Flato Architects presented the site plan for the proposed city facilities.

Mr. Harris pointed out that the Council Chamber is situated on the corner of Broadway and Blue Bonnet Boulevard with the Administration Building and then the Fire Station located to

the south of the Council Chamber. The Administration Building consists of both the City Hall offices and the Police Station.

Mr. Harris informed City Council that stone is an essential element to the design of the proposed city facilities. In addition, plaster and precast constructional concrete are other materials for consideration. The lower masses of the buildings will contain stucco. The water towers were also incorporated into the site plan.

Mr. Harris stated the Council Chamber has a total ceiling height of 20-21 feet, providing natural light into the building. Mr. Harris emphasized that wood, stone, and precast constructional concrete are being considered but have not been finalized. The Council Chamber will have designated seating for Council Members and City Staff with available seating for an audience of 50 people. Currently, Lake/Flato is consulting with vendors of audio/visual technology to seek the best technology for the proposed city facilities.

The proposed Administration Building is two stories with the City Hall offices and the Police Department adjacent to each other. On the first floor of the City Hall offices will be the customer service center which will provide all service needs including utilities, property taxes and municipal court. The Community Development Department will also be located on the first level of City Hall. There will be an elevator and a staircase in the Administration Building to provide access to the administrative offices on the second floor. The first floor of the Police Station will contain the operational offices and work areas. The administrative offices will be located on the second floor. Mr. Harris indicated the public accesses routes to each of the buildings from the parking locations on both Broadway and Blue Bonnet Boulevard. Councilwoman Susan Harwell asked Mr. Harris if there are additional side entrances to the Administration Building for City staff access from the employee parking area. Mr. Harris confirmed there are additional entrances on the south side of the building for City staff access.

Mr. Harris then described the Fire Station, which is also a two-story building. The first floor consists of the apparatus bays for the fire vehicles, administrative offices, lockers and the exercise room. On the second floor are the kitchen and dormitory for the firefighters. Mr. Harris noted the two-story Fire Station is best on the south side of the site to balance the scale of the entire site. Councilwoman Harwell asked about the mass of the bay doors. Mr. Harris replied that the doors will have a solid base and top, glass in the middle to not create a massive and intrusive door. Councilwoman Harwell shared that another Fire Station had double doors and if double doors were considered for the proposed Fire Station. Mr. Harris responded that double doors were not considered; however, he believed this scale is appropriate and a trellis will be introduced over the top of the garage doors to provide shading on the west side of the building.

Councilman Bobby Rosenthal inquired as to the number of parking spaces available on Broadway Street. Mr. Hightower responded a total of eight (8) parallel parking spaces; three (3) in front of the Fire Station, three (3) in front of City Hall and two (2) in front of the Council Chambers. Councilman Rosenthal also asked whether the access entrance off Broadway Street was a one-way access. Mr. Harris responded that it is a one-way access entrance between the Fire Station and the Administration building to enable emergency and police vehicles to have access to Broadway Street. Mr. Harris stated that staff parking will be located in the rear of the

site and public parking will be on Broadway Street and Blue Bonnet Boulevard. Councilman Rosenthal stated Blue Bonnet Boulevard needs to be inviting for public parking. Mr. Harris stated appropriate signage will be addressed in the future so that parking is clearly defined. There was further discussion about available parking for City Council meetings and special events.

Citizens Advisory Group member Michael Imber, 309 Encino Avenue, asked Mr. Harris if mock samples of precast constructional concrete could be provided to City Council. Mr. Imber expressed concern on making a commitment on the materials prior to evaluation of the samples. Mr. Harris confirmed that he would be able to obtain mock samples and provide them to City Council. Mr. Harris explained that he is seeking a rusticated and highly textured product in the precast constructional concrete, adding that stucco is an alternate to the precast constructional concrete.

Lucien Bolduc, 201 Primrose Place, asked if there was a proposed sidewalk on Blue Bonnet Boulevard from the parking area to the city facilities. Mr. Harris stated that the wall around the Public Works yard prevents the construction of a sidewalk in this area. Dick McNary, Project Executive/Senior Vice President for Project Control of Texas, Inc. stated there is a possibility for the wall to be removed for a setback of two (2) feet. Several Council Members voiced their concern about the lack of a sidewalk for the Blue Bonnet Boulevard parking area and expressed their desire that Lake/Flato continue to explore options to install a sidewalk at this location.

Mr. Harris then went on to relate the options to the City for the public access to the alley between Broadway Street and Henderson Street followed by questions for clarification of the options by Council Members. Councilwoman Souter asked about the second access on Henderson Street. Mr. Harris stated that the second alley access diminishes traffic by city and staff vehicles. Mr. Vernon Helmke, 209 Henderson Street, stated that he is opposed to the proposition of placing the alley access next to his property. Mr. Harris explained that this design is only one of the options to be considered. City Manager Rebecca Waldman responded that the access will only be utilized by Henderson Street residents. Mayor Pro Tem Kiel noted that if there is not an access, there will be a reduction in associated costs. Councilwoman Souter stated that if the new alley is not built, Henderson Street residents will still have the same access as they do today with additional landscaping at the edge of the parking lot and next to Mr. Helmke's property.

Barbara Schulte, 125 Primrose Place, informed City Council that landscaping on the wall around the Public Works yard is important to the Blue Bonnet Boulevard residents. Mr. Harris stated that shrubs are considered as part of the landscaping, two (2) tree islands are proposed along Blue Bonnet Boulevard as well as vines on the walls. Councilwoman Souter informed Ms. Schulte that landscaping has not started due to the temporary removal of the wall for the construction of the 600,000 gallon water tower. Ms. Schulte asked about the status of the storage facilities and the parking of city vehicles. Mr. Eddy responded that the city will continue to use the storage facilities and after the construction of the 600,000 gallon water tower is completed, large city vehicles will be parked in the maintenance yard after business hours.


Councilman McCormick asked if the employee parking lot will be covered or open. Mr. Harris stated that the parking lot is not covered but the landscaping will create a tree-shaded parking lot.

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There being no further questions or discussion, Mayor Cooper adjourned the meeting/work session at 9:33 a.m.



Louis Cooper
Mayor



Jennifer Reyna, TRMC
City Secretary